	Total Card /	Total Parcel
APPRAISED:	523,100 /	523,100
USE VALUE:	523,100 /	523,100
ASSESSED:	523,100 /	523,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
67		WINDSOR ST, ARLINGTON

OWNERSHIP

Unit #: 67

Owner 1:	SOUTHWELL ABIGAIL
Owner 2:	NASIR NAZMUS
Owner 3:	
Street 1:	67 WINDSOR ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA	Cntry:		Own Occ: Y
Postal:	02474	Type:	

PREVIOUS OWNER

Owner 1:	SUZUKI JOJI & -
Owner 2:	TYLER CHRISTINE M -
Street 1:	67 WINDSOR STREET UNIT 67
Twn/City:	ARLINGTON
St/Prov:	MA	Cntry:	
Postal:	02474	

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1922, having primarily Wood Shingle Exterior and 1354 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	520,100	3,000		523,100
Total Card	0.000	520,100	3,000		523,100
Total Parcel	0.000	520,100	3,000		523,100

Source: Market Adj Cost — Total Value per SQ unit /Card: 386.34 — /Parcel: 386.3

PREVIOUS ASSESSMENT

Parcel ID: 026.A-0005-0067.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	512,400	3000	.		515,400	515,400	Year End Roll	12/18/2019
2019	102	FV	489,000	3000	.		492,000	492,000	Year End Roll	1/3/2019
2018	102	FV	433,000	3000	.		436,000	436,000	Year End Roll	12/20/2017
2017	102	FV	395,000	3000	.		398,000	398,000	Year End Roll	1/3/2017
2016	102	FV	395,000	3000	.		398,000	398,000	Year End	1/4/2016
2015	102	FV	359,400	3000	.		362,400	362,400	Year End Roll	12/11/2014
2014	102	FV	343,200	3000	.		346,200	346,200	Year End Roll	12/16/2013
2013	102	FV	343,200	3000	.		346,200	346,200		12/13/2012

SALES INFORMATION

TAX DISTRICT — PAT ACCT. 15189

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SUZUKI JOJI &,	72847-433	1	6/28/2019		560,000	No	No		
NELSON AMY C &,	59218-161		6/1/2012		360,000	No	No		
MARINO PALMINO,	45650-315		7/19/2005		402,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/11/2004	722	Redo Kit	20,000	C		G6	GR FY06	RE-DO 2 KITCHENS/2

Legal Description

User Acct
271494
GIS Ref
GIS Ref

Entered Lot Size

Total Land:

Land Unit Type:

Insp Date
06/15/18

!15189!

PRINT

Date	Time
12/11/20	04:56:15

LAST REV

Date	Time
11/15/19	14:39:23

apro

USER DEFINED

Prior Id # 1:	17868
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

ACTIVITY INFORMATION

Date	Result	By	Name
6/15/2018	Measured	DGM	D Mann
9/1/2012	MLS	EMK	Ellen K
3/10/2006	External Ins	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA ___/___/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7728													G7	1.		

Total AC/HA: 0.00000	Total SF/SM: 0	Parcel LUC: 102	Condo	Prime NB Desc: CONDO	Total:	Spl Credit	Total:

EXTERIOR INFORMATION

Field	Value
Type:	99 - Condo Conv
Sty Ht:	1 - 1 Story
(Liv) Units:	1	Total: 1
Foundation:	2 - Conc. Block
Frame:	1 - Wood
Prime Wall:	1 - Wood Shingle
Sec Wall:	%
Roof Struct:	2 - Hip
Roof Cover:	1 - Asphalt Shgl
Color:	GREEN
View / Desir:	

GENERAL INFORMATION

Field	Value
Grade:	C - Average
Year Blt:	1922	Eff Yr Blt:
Alt LUC:		Alt %:
Jurisdict:	G7	Fact: .
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Field	Value
Avg Ht/FL:	STD
Prim Int Wall	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	%
Bsmnt Flr:	4 - Carpet
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	3 - Forced H/W
# Heat Sys:	1
% Heated:	100	% AC:
Solar HW:	NO	Central Vac: NO
% Com Wall:		% Sprinkled:

BATH FEATURES

Feature		Rating
Full Bath	1	Very Good
A Bath:		
3/4 Bath:		
A 3QBth		
1/2 Bath:		
A HBth:		
OthrFix:		

OTHER FEATURES

Feature		Rating
Kits:	1	Very Good
A Kits:		
Frpl:	1	Very Good
WSFlue:		

CONDO INFORMATION

Field	Value
Location:	
Total Units:	
Floor:	1 - 1st Floor
% Own:	50.000000000
Name:	

DEPRECIATION

Field	Value	%
Phys Cond:	VG - Very Good	4.6
Functional:		
Economic:		
Special:		
Override:		
Total:		4.6

CALC SUMMARY

Field	Value
Basic $ / SQ:	295.00
Size Adj.:	1.35000002
Const Adj.:	1.00989902
Adj $ / SQ:	402.192
Other Features:	75000
Grade Factor:	1.00
NBHD Inf:	0.88000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	545220
Depreciation:	25080
Depreciated Total:	520140

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1							# Units: 1			
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 5		BRs: 2		Baths: 1		HB					

REMODELING

Field	Value
Exterior:	
Interior:	
Additions:	
Kitchen:	2004
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	1
Totals			
1	5	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	353.93
Special Features:	0	Val/Su Net:	384.12
Final Total:	520100	Val/Su SzAd	384.12

SKETCH

UnSketched SubAreas:
GLA: 1354,

Sum Area By Label :

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	1,354	402.190	544,568

	Net Sketched Area:	1,354	Total:	544,568
Size Ad	1354	Gross Are	1354 FinArea	1354

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

026.A-0005-0067.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X9	A	AV	1922	30.43	T	40	102			3,000			3,000

More:	N	Total Yard Items:	3,000	Total Special Featues:		Total:	3,000